

## PLANNING BOARD MINUTES

June 2, 2014

### **Call The Meeting to Order**

Chairman David Plunkett called the meeting to order at 8:05 P.M. in the Town Hall Auditorium. Present at the meeting were, Stephen Johnson, Nancy Reed, Vincent Fratalia, Director of Community Development Steve Sadwick and Recording Secretary Dawn Cathcart. Robert Fowler was not in attendance.

### **(A) Approval of Minutes – April 28, 2014 and May 12, 2014**

**MOTION** - Mr. Fratalia made a motion to table the Planning Board minutes of April 28, 2014 and May 12, 2014 until there is a full board. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

### **(B) Committee Reports/Administrative Actions**

#### **(B1) Zoning Bylaw Subcommittee**

Mr. Sadwick stated that the subcommittee just met before this meeting and he will be scheduling the next meeting to follow the next Planning Board meeting.

#### **(B2) Master Plan**

Mr. Sadwick distributed the Master Plan proposal tonight. There were three interested parties when the RFP was sent out. One architect planning firm never responded and the other architect planning firm was too busy with other work. This proposal was submitted by RKG with McMahon Transportation. The Director is Judy Barrett who did our previous Master Plan. Mr. Sadwick also provided notes for funding the Master Plan project. The Town owes \$20,000 to NMCOG and there is \$11,000 remaining from the CPA and \$15,000 from Hanover. There is also a possible extra \$21,000 from Hanover/NMCOG for a possible total of \$47,000. The proposal from RKG came in at \$45,000. Mr. Sadwick stated that Town Counsel, the Finance Director and the Town Manager questioned using the Hanover money for the CPA. He provided a memo that specifies that money from Hanover can be used for Main Street and the Town Center so a portion of that money could be used for a portion of the CPA. Mr. Sadwick asked the Board to review the proposal and think about having RKG come in and redefine the scope.

Mrs. Reed stated that she understands the questioning of the use of the Hanover money but in the Master Plan there is discussion about the Town Center, Route 38 and housing so we need to find funding to fill in the gaps for the entire town in the Master Plan. Mr. Sadwick replied that was correct. We have looked at other Planning Board accounts and we are having a hard time finding the money for the Master Plan. He has spoken with the Town Manager and he is looking to see if there is money in other professional services accounts. Mrs. Reed stated that we are looking at \$5,000 - \$10,000 to wrap it up. Mr. Plunkett stated that other funding options can be discussed at the next meeting.

Mr. Fratalia stated that we have no other option since we only had one proposal. Mr. Sadwick replied that the Board should read the proposal and if they do not like the proposal, they can regroup and start again.

Mr. Johnson asked if NMCOG has already been paid. Mr. Sadwick replied that they will be. Mr. Johnson stated that Town Center portion of the Master Plan can be paid by the Hanover fees to help cover the cost and free up the other funds for other parts of the Town.

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Mr. Plunkett stated that this item should be put on the agenda for the next meeting.

Mrs. Reed asked if there is a deadline to commit. Mr. Sadwick replied he believes it is July 1<sup>st</sup>. They are planning on meeting with the Board over the summer and then start the public outreach in the fall and finish by December. Mr. Plunkett stated that this will be handled through the Planning Board not a sub-committee. Mr. Sadwick replied that is correct.

### **(B3) Committee Reports**

There were no committee reports.

### **(B4) 1497 Main Street, Children of America Bond**

Mr. Sadwick stated that he was on site last Friday with the applicant. There are some landscaping issues that need to be addressed prior to the bond being released.

### **(B5) 434 Main Street, Wamesit Lanes Conceptual Plan Discussion**

Dick Cuoco, Don MacLaren Sr, Ed Sheehan, Don MacLaren Jr. and Steve Bourgeois appeared for a conceptual design for Wamesit Lanes. Mr. Cuoco stated that the proposal is for a 44 lane bowling alley with an arcade, restaurant/pub, private game rooms, 8 golf simulators at the current Caswell Motel and small office building next to it site. There will be no pool tables. The site is currently half commercial and half heavy industrial. They have filed with the Zoning Board of Appeals for relief of the rear yard setback. They cannot move the building forward due a large Tennessee Gas line that goes through the property. They will also relocate the existing sewer easement. There are no residential abutters. The proposed building is only 28' high so there will be no shadow on the greenery next door. The parking requirement will be met. They will be seeking a Site Plan and Use Special Permit for indoor and outdoor recreation. There will be two Bocce courts outside at the left rear corner. There will be some outside seating during the warm weather in conjunction with the restaurant. This establishment will be family friendly, elderly friendly and will have leagues. Mr. Cuoco added that they will not open before 9:00 AM so traffic should not be impacted in the morning. A traffic study will be conducted.

Mr. Johnson stated that he likes the rendering and hopes that the actual building will be similar. Mr. MacLaren stated that it may change a little but they will keep the stone work detail. Mr. Johnson asked if the roof over the outdoor seating is permanent. Mr. Cuoco replied it will be pergola. Mr. Johnson stated that he likes the idea of a permanent roof. Mr. Johnson stated that the handicap parking spaces seem far from the door way. Mr. MacLaren replied that there will be a door right where the handicap parking spaces are. It is not shown on the plan currently. Mr. Johnson asked if they could look at traffic turning left into the site so the queuing on Main Street doesn't back up to the traffic light.

Mr. Fratalia stated that this is a great project and hopefully will draw other businesses into Town. Mr. Fratalia asked that they look at the interior entrance of the VIP area and the bar area. He concerned if there is a kids party they may wander into the bar area. Mr. Cuoco stated that each party will have a dedicated chaperone and the floor plan by evolve further. Mr. MacLaren stated that they have spoken with Chief Sheehan on what he thinks is best so the plans may change. Mr. Fratalia asked if the office space will be on the second floor. Mr. MacLaren replied yes, the office and storage will be on the second floor and it will be a mezzanine.

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Mrs. Reed stated that this proposal is fantastic. She would suggest some architectural height to the building for visibility. Mr. MacLaren stated that it will not be higher than 35'. They have spoken with the neighbors and they will not go above the tree line. Mr. Cuoco stated that we are going to fill in the site with a few feet of fill. Mr. MacLaren stated that the building is entirely on one level. They have eliminated all stairs for safety reasons.

Mr. Plunkett stated that the conceptual plan is a beautiful design. Mr. Plunkett stated that the parking calculations are 2 spaces/250 SF. That seems excessive since a large amount of the square footage is bowling lanes. Mr. Cuoco stated that there will be overlap with coming and going when the leagues are there and with the restaurant. Mr. Plunkett stated that 258 parking spaces seem excessive and asked that they look at breaking up the sea of asphalt with some vegetation strips. Mr. Cuoco stated that we could add one 5' row of landscaping in the middle of the parking lot. Mr. Cuoco stated that we have been looking at artificial turf. It is pervious and they are investigating if it would meet the best management practices for Storm Water Management. Mr. Cuoco added that they are working on getting all the utility poles removed from the site, they are working on the curb cut for the Caswell's house and looking at a privacy fence down the sides of the property.

(C) **209 Salem Road, CC & Sons for Herbert Parker Trust, c/o Cynthia Shefshick – Open Space Residential Design (OSRD) Special Permit and Definitive Subdivision**

Mr. Cuoco stated that he spoke with the abutters here tonight. They are still waiting on responses to their plan modifications so they would like a continuance.

**MOTION** - Mrs. Reed made a motion to continue the public hearing for 209 Salem Road until June 16, 2014 at 7:10 PM. The motion was seconded by Mr. Johnson and unanimously voted 4-0.

(D) **1 Radcliff Road, VTH 7, LLC Site Plan Special Permit**

Mr. Plunkett stated that the applicant has requested a continuance until July 14, 2014.

**MOTION** - Mrs. Reed made a motion to continue the Site Plan Special Permit for 1 Radcliff Road until July 14, 2014 at 7:10PM. The motion was seconded by Mr. Johnson and unanimously voted 4-0.

**Old Business**

There is no old business.

**New Business**

Mrs. Reed stated that she found information on the Planner list serve that the Patrick Administration has put out a Mass Work Infrastructure grant process. This is the fourth year but it is due in August so maybe this should be looked at for next year. This grant can be used for mixed use development, housing, economic development and job creation. She will forward the email.

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### **Director's Report**

There was no Director's Report.

### **Adjournment**

**MOTION** - Mr. Fratalia made a motion to adjourn the meeting at 9:02 PM. The motion was seconded by Mrs. Reed and unanimously voted 4-0.

*Approved on: 6/16/14*

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### *List of documents for 6/2/14 Agenda*

*Documents can be located at the Community Development Office*

- A. 8:00** Approval of Minutes – April 28, 2014 and May 12, 2014
- B. 8:00** Committee Reports/Administrative Actions
- 1- Zoning Bylaw Subcommittee
  - 2- Master Plan
    - Copy of Section 8684. Use Regulations and Definitions
    - Funding of Master Plan Update 6/2/14.
  - 3- Committee Reports
  - 4- 1497 Main Street, Children of America
    - Bond Release
  - 5- 434 Main Street, Wamesit Lanes
    - Conceptual Discussion
- C. 8:00** 209 Salem Road, CC&Sons for Herbert Parker Trust,  
c/o Cynthia Shefshick - Continuance Open Space Residential  
Design Special Permit and Definitive Subdivision
- Ltr 5/27/14 fr Cuoco & Cormier re: Plan Revisions. Copy of Definitive OSRD Subdivision plan dated 4/9/14 revised 5/19/14
  - Ltr 5/23/14 fr Cuoco & Cormier re: Fire Flow.
  - Ltr 5/23/14 fr Cuoco & Cormier re: Revised Waiver Request.
  - Aerial photograph (2) of site and photographs of site (7).
  - Ltr 5/28/14 fr Weston Sampson.
  - Copy of Planting Plan prepared by Lorayne Black dated 4/11/14 revised 5/26/14.
- D. 8:05** 1 Radcliff Road, VTH 7, LLC  
Continued Site Plan Special Permit  
(Applicant requesting to be continued to July 14, 2014.)
- Email dated 5/28/14 – requesting to be continued to July 14, 2014.

### **Old Business New Business**

*Letter dated 6/2/14 from Tewksbury Rail Trails, to PB re: Issues Impacting Tewksbury's Out-of-Use Rail Rights-of-Way*